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IDENTIFIERS	*Okaloosa Walton Community College FL

ABSTRACT

Pursuant to Florida educational legislation, this report presents findings of an educational plant survey conducted in April 1994 at Okaloosa-Walton Community College (OWCC). The report is designed to aid the formulation of plans for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college for the ensuing 5-year period. Sections 1, 2, and 3 provide background information on the plant survey team, procedural policies, and the cooperative process used in conducting plant surveys in the Florida community college system. Section 4 presents a historical overview of OWCC, including its major purposes, goals, and policies as they relate to the capital improvements program. Section 5 analyzes the student population and projected enrollment for the 5-year period, while section 6 highlights the program, service, and facility needs of OWCC. Section 7 provides an inventory of existing sites and facilities, including a table of existing satisfactory student stations and space used by faculty, and a discussion of instructional and auxiliary facilities. Section 8 provides a plan for housing programs, students, and services, while section 9 features an analysis of capital outlay finances, including revenue sources for capital outlay. The final section offers recommendations for specific construction, remodeling, and renovation plans, as well as data on site acquisition, development, and improvement needs and costs, totaling $14,668,904. (MAB)

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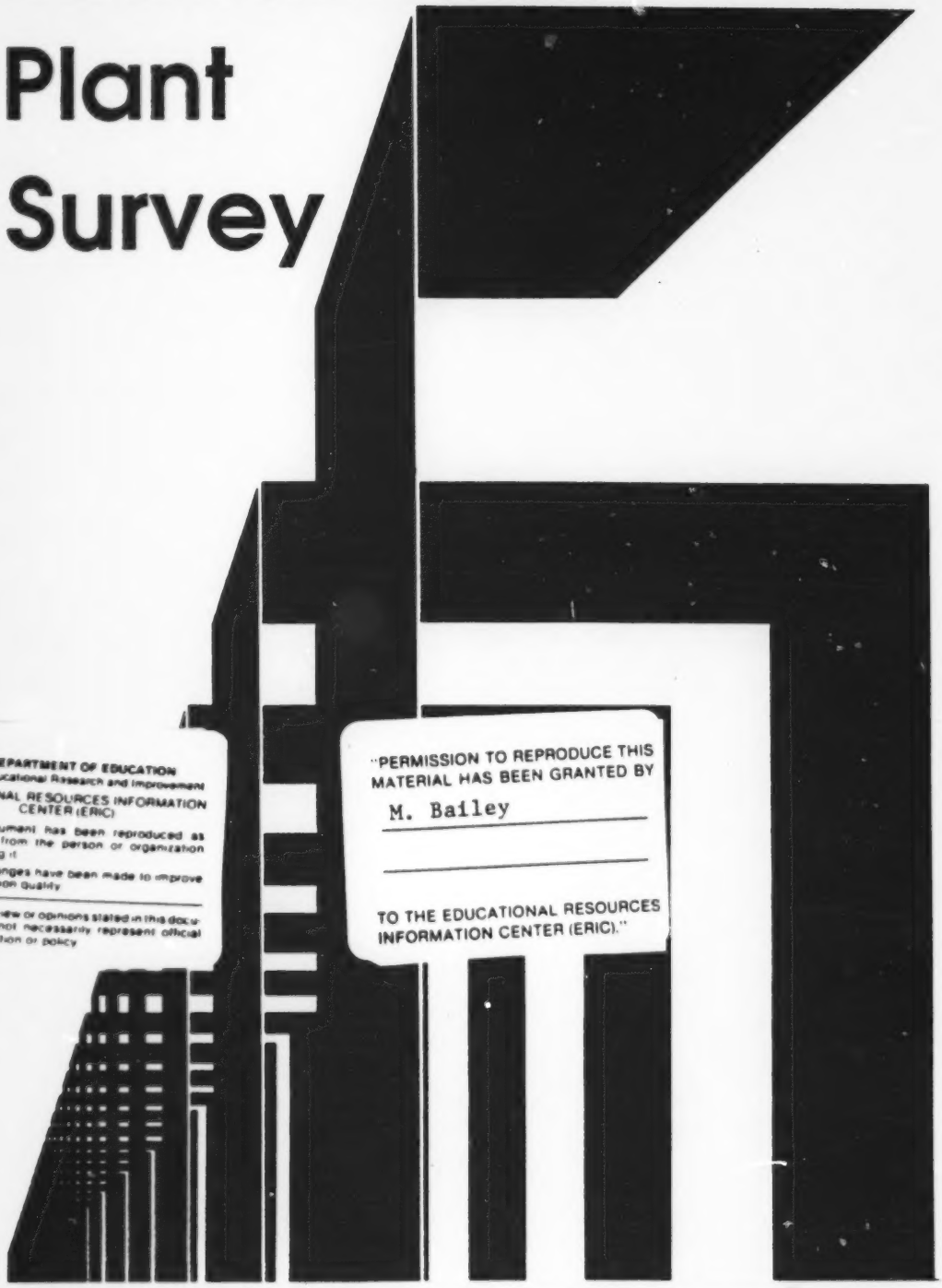
Educational Plant Survey



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OKALOOSA-WALTON COMMUNITY COLLEGE
APRIL 19-20, 1994

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Ralph Turlington Building
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EDUCATIONAL PLANT SURVEY

OKALOOSA-WALTON COMMUNITY COLLEGE

APRIL 19-20, 1994

DEPARTMENT OF EDUCATION
TALLAHASSEE, FLORIDA
DOUG JAMERSON, COMMISSIONER

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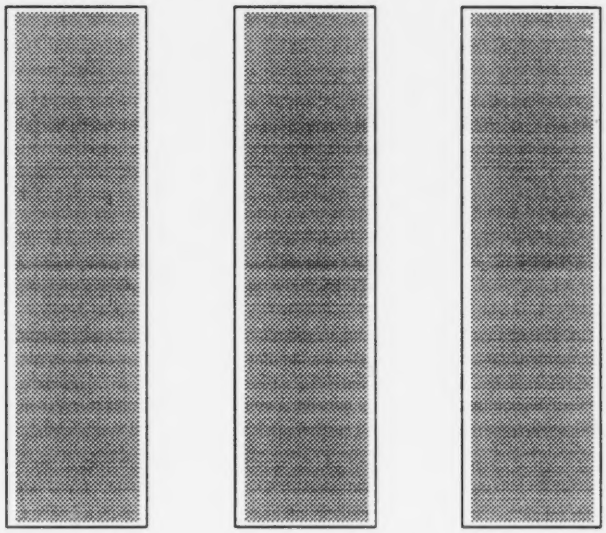

SECTION 1

EDUCATIONAL PLANT

SURVEY

TEAM

Team members: Persons serving on the educational plant survey for Okaloosa-Walton Community College were from the Department of Education, Office of Educational Facilities.

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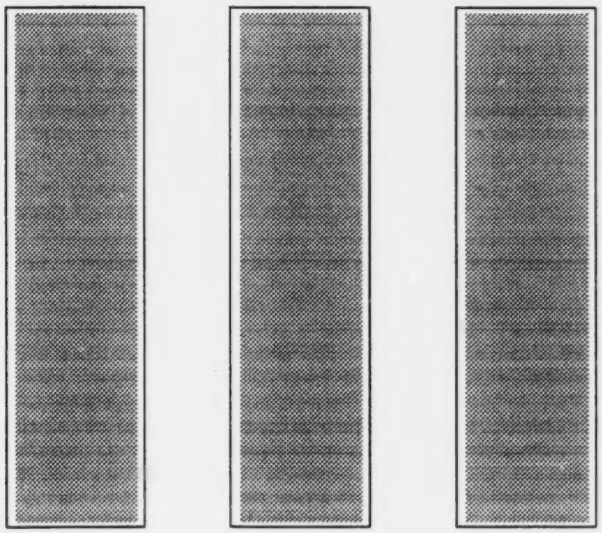


SECTION 2

PREFACE

An educational plant survey is a systematic study and evaluation of existing educational plants and the determination of future educational plant needs with respect to provision of appropriate facilities for accommodating educational programs and services for students. At least every five years, each Florida community college district board of trustees arranges for a districtwide educational plant survey pursuant to requirements in Section 9(d) of Article XII of the State Constitution, as amended, and Section 235.15, Florida Statutes (F.S.). The purpose of the survey is to aid the formulation of plans for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college for the following five-year period.

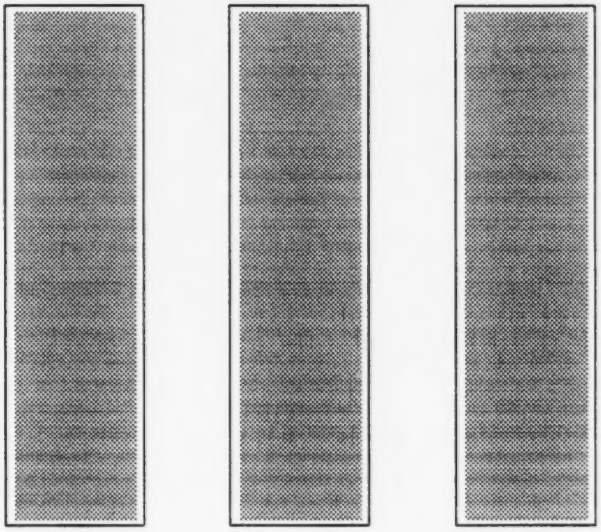
This publication, prepared for the District Board of Trustees of Okaloosa-Walton Community College, is the report of findings of the educational plant survey for Okaloosa-Walton Community College conducted April 19-20, 1994. The report contains recommendations for the educational plants of the college for the period from April 19, 1994 through June 30, 1999. The recommendations herein supersede all previous survey recommendations not implemented as of April 19, 1994, by either execution of a construction contract or issuance of a purchase order.

The findings and recommendations contained in this survey report enable the Board of Trustees to accomplish certain responsibilities with which it is vested: adoption of a proposed long-range plan for educational plants and auxiliary and ancillary facilities under Section 235.16, F.S.; adoption of a capital outlay budget as part of the college annual budget under Section 235.18, F.S.; submission to the Commissioner of Education of a three-year plan and data required for development of the annual legislative capital outlay budget request under Section 235.41, F.S.; use of state capital

outlay funds for payment for capital outlay projects under Rule 6A-2.0204(4), Florida Administrative Code (FAC); and formulation of a proposed building program and its submission in the form of a project priority list through the Office of Educational Facilities to the State Board of Education for approval under Rule 6A-2.0207, FAC, with the order of priority for expenditure of funds established in accordance with Rule 6A-2.0206, FAC.

Additionally, the survey report serves to satisfy the requirement of Section 240.327 (1), F.S., that the need for community college facilities be established by a survey. Finally, pursuant to Section 235.435(4)(a), F.S., all remodeling, renovation, and new construction projects included in the three-year priority list for legislative funding, prepared by the State Board of Community Colleges for the capital outlay budget request, must have been recommended by a survey.

The survey team gratefully acknowledges the contributions of time, effort, and expertise made by everyone who participated in the survey process: members of the faculty, staff, and administration at Okaloosa-Walton Community College and staff of the Department of Education. We take special note of the assistance given us by Mr. Jeff Schembera, Vice-President for Administrative Services, and Ms. Jennifer Clark, Fiscal Reports Coordinator as well as Survey Coordinator, in all phases of the survey. Their prompt attention to all our requests for information and the quality of the materials developed contributed significantly to the expeditious and successful conduct of the survey.



SECTION 3

INTRODUCTION TO THE EDUCATIONAL PLANT SURVEY

The educational plant survey is the initial planning phase for providing public educational plants in the State of Florida. Careful planning contributes to appropriate housing of educational programs and services for students and to the wise expenditure of public funds. The educational plant survey is established in the Constitution of the State of Florida and the Statutes of Florida.

Statutory Foundations: The statutory foundations for educational plant surveys are described below.

Legal Basis: The legal basis for the educational plant survey is established in Section 235.15, Florida Statutes:

> Educational plant survey required.--At least every 5 years, each board, including the Board of Regents, shall arrange for an educational plant survey, to aid in formulating plans for housing the educational program and student population, faculty, administrators, staff, and auxiliary and ancillary services of the district or campus. Before educational plant survey of a school district or community college that delivers vocational or adult education programs, the Division of Applied Technology and Adult Education shall establish and transmit to the Office of Educational Facilities documentation of the need for additional vocational and adult education programs and the continuation of existing programs before facility construction or renovation related to vocational or adult education may be included in the education plant survey. Information used by the Division of Applied Technology and Adult Education to establish facility needs must include, but need not be limited to, labor market data, needs analysis, and information submitted by the school district or community

college. Each survey shall be conducted by the Department of Education or an agency approved by the commissioner. Surveys conducted by agencies other than the Department of Education shall be reviewed and approved by the commissioner. The survey report shall include at least an inventory of existing educational and ancillary plants; recommendations for existing educational and ancillary plants; recommendations for new educational or ancillary plants, including the general location of each;. . . and such other information as may be required by the rules of the State Board of Education. An official copy of each survey report shall be filed by the board with the office. This report may be amended, if conditions warrant, at the request of the board or commissioner. . . .

Definition: Educational plant survey means a systematic study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

Purpose: The purpose of a community college educational plant survey is to aid the Board of Trustees in formulating plans for housing the educational program and student population, faculty, administrators, staff, and auxiliary and ancillary services of the college district for the following five-year period.

Requirement: At least every five years, each Board of Trustees shall arrange for an educational plant survey.

Alternative Methods: An educational plant survey shall be conducted either by the Department of Education or by an agency approved by the Commissioner of Education. Surveys conducted by agencies other than the Department of Education shall be reviewed and approved by the Commissioner.

Status of Prior Surveys: A new educational plant survey shall supersede, as of the date it is conducted, all previous survey recommendations which have not been implemented either by execution of a construction contract or issuance of a purchase order.

Amendment of Current Survey: The current survey may be amended during the projected period if conditions appear to justify a change in the projected building construction program by request for a supplementary survey made by the Board of Trustees or the Commissioner of Education.

Written Report: A written report containing the findings of the educational plant survey and recommendations for housing the educational programs and projected student population of the college shall be made to the Board of Trustees. An official copy of each survey report shall be filed by the Board with the Office of Educational Facilities.

Procedural Policies: Procedural policies incorporated in the educational plant survey process for community colleges are explained below.

Student Enrollment Projections: The survey uses five-year capital outlay full-time-equivalent student enrollment projections developed by the Division of Community Colleges, Department of Education. The distribution of these projections by site is furnished by the college.

Educational Programs: The survey formulates a plan for housing the programs and services provided by the college. The Board of Trustees determines what programs and services are offered. The The Division of Applied Technology and Adult Education, Department of Education, establishes the need for the continuation of or additional vocational and adult programs.

Program Facility Lists: Survey evaluation and planning are conducted with reference to program facility lists prepared through cooperative efforts of college staff and the Office of Educational Facilities. The lists are based on size of space and occupant design criteria included in the Florida Administrative Code for programs and services approved by the Board of Trustees, as well as special needs of the college.

Facilities Inventory: The survey uses the information about existing educational plants carried in computerized state inventory files containing data for sites, facilities, and rooms. The inventory is validated through cooperative efforts of college staff and the Office of Educational Facilities.

Student Stations: The survey counts capacity carrying student stations that are satisfactory and designates which stations are unsatisfactory.

Space Utilization: Survey evaluation and planning are conducted with regard to standard utilization criteria for instructional spaces. Criteria for classrooms are: 65 hours of room use per week, Monday through Saturday; 90 percent rate of room occupancy; 55 percent rate of station occupancy for sites with up to 2500 capital outlay full-time-equivalent student enrollment (CO-FTE) and 60 percent rate of station occupancy for sites with 2500 or greater CO-FTE; and 13 average weekly contact hours per CO-FTE.

Standards for vocational laboratories are: 36 hours of room use per week; 68 percent rate of station occupancy; and 12 average weekly contact hours per vocational CO-FTE. Standards for nonvocational laboratories are: 21 hours of room use per week for sites with up to 2500 CO-FTE and 24 hours of room use per week for sites with 2500 or greater CO-FTE; 80 percent rate of station occupancy; and four average weekly contact hours per nonvocational CO-FTE.

Recommendations: The survey makes recommendations for site acquisition, development, and improvement, remodeling, renovation, and new construction for sites and facilities owned by the college. Standard recommendations are included for provision of custodial services facilities, provision of sanitation facilities, correction of safety deficiencies, modification for compliance with handicap standards, replacement of defective roofs, and purchase of equipment.

Recommendations for leased sites and facilities are made in accordance with the provisions of Sections 235.055 and 235.056, F.S., and Rule 6A-2.029, FAC. Recommendations pertaining to new campuses, centers, and sites are considered only after a proposal for establishment submitted by the college has been recommended by the State Board of Community Colleges as well as the Postsecondary Education Planning Commission and approved by the State Board of Education.

State Funds: Survey recommendations establish need for capital outlay projects; they do not imply automatic availability of funds to pay for projects. Information about state funds for public education capital outlay projects and about eligibility for expenditure is found in Section 9(a)(2) and Section 9(d) of Article XII of the State Constitution, as amended, Chapter 235 and Chapter 240 of the Florida Statutes, and Rule 6A-2 of the Florida Administrative Code.

Cooperative Process: An educational plant survey conducted for a district Board of Trustees by the Department of Education is accomplished through cooperative efforts of the college administration and staff of the Office of Educational Facilities. The steps in the cooperative survey process are listed below.

1. The Board of Trustees requests, by resolution, that the Department of Education conduct a survey to determine the status and needs of the educational plants of the college district.

2. The director of the Educational Facilities Planning and Evaluation Section (Planning and Evaluation), Office of Educational Facilities, schedules the survey, appoints the survey director, and assigns survey staff from the Department of Education.

3. The college president appoints the survey coordinator for the college.

4. The survey director and other Planning and Evaluation staff are available for consultation and service to the college throughout the survey process.

5. The survey director gives the five-year capital outlay full-time-equivalent student enrollment projections developed by the Division of Community Colleges to the survey coordinator. College staff distribute the projections by site.

6. The Board of Trustees determines what vocational programs are to be provided in accordance with the need established by the Division of Applied Technology and Adult Education, Department of Education, for the five-year period of the survey. The Board also established the academic programs to be provided by the college during the same period of time. College staff list the programs, indicating which ones the board wishes to continue, expand, initiate, and delete. Based on program decisions of the board, together, college administrators and staff and Planning and Evaluation staff prepare program facility lists for each campus, center, and special purpose center.

7. College staff furnish site plans and building schematics for all sites and facilities owned by the college and for those leased for more than one year. Together, college staff and Planning and Evaluation staff validate and correct data for sites, facilities, and rooms carried in the computerized state inventory files as well as the site plans and building schematics.

8. College administrators and staff prepare lists for each site of needs identified by the college for site acquisition, development, and improvement, remodeling, renovation, and new construction. Outdoor physical education facilities are included under site improvement. Items may be included for projects in the planning stage for which an architect is employed but no construction contract has been executed.

   Items for remodeling and renovation contain specific information: building number and name; room numbers; current functions of spaces, use codes, square footages, and student stations; as well as needed functions of spaces, use codes, square footages, and student stations. Items for new construction specify needed functions of spaces, use codes, net and gross square footages, and student stations.

   Cost estimates are provided for items for site acquisition, development, and improvement; they may be furnished for other items as well. Cost estimates for survey recommendations involving building square footage are based on cost figures for the college used in the legislative capital outlay budget request for the fiscal year in which the survey is conducted. The survey director can provide these cost figures to the survey coordinator.

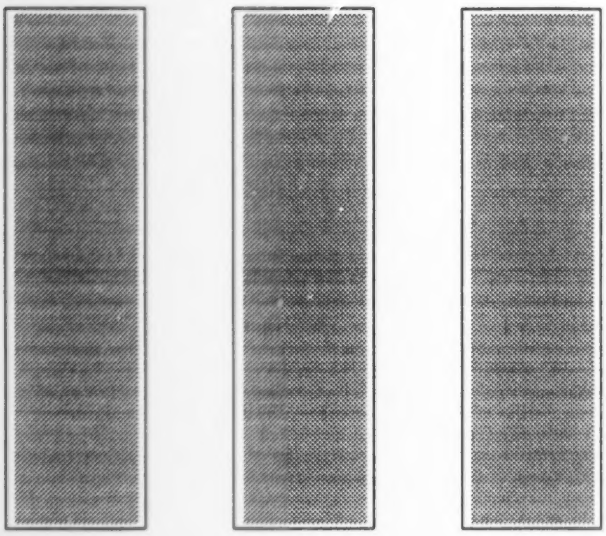
9. College staff prepare a survey workbook for use by survey staff during the educational plant survey. The workbook contains documentation related to items 5, 6, 7, and 8, above. It also contains general background information about the college and is supplemented with a current catalogue.

   A copy of the workbook is provided for each survey staff member. One copy, along with the catalogue, is given to the survey director at least ten days before the opening date of the survey. The other copies may be distributed to survey staff at the beginning of the survey.

10. The college finance officer furnishes the survey director with particular financial information pertaining to state board of education bond issues and certain debt requirements, capital outlay expenditures by fund source, and capital outlay expenditures by project type.

11. The survey director and staff conduct the educational plant survey on site in the college district. They visit and evaluate all existing sites and facilities. They study and analyze all available information relevant to educational and ancillary plant needs. They discuss needs with college administrators and staff. Finally, they develop recommendations to provide for the needs.

12. The survey director, aided by survey staff, prepares the written report of findings and recommendations for the Board of Trustees. An official copy is filed with the Office of Educational Facilities.



SECTION 4

OVERVIEW OF THE COLLEGE

The goal of the educational plant survey is to assist the college by developing a plan for housing the programs and services provided by the college. Educational plant needs are the focus of the survey. It also helps to have a general understanding of the college. The following information was provided by the college.

Historical Perspective: Twenty-eight years of service and outstanding accomplishments is, in brief, the history of Okaloosa-Walton Community College (OWCC). From the earliest days of its activation, OWCC has been in operation as the college for Okaloosa and Walton Counties. OWCC serves approximately 15,000 persons annually. In this twenty-eight year period it has served more than 100,000 persons; a consistent record of education for excellence through the success of students transferring to senior institutions; receipt of many acknowledgements and recognitions, including a citation by the President of the United States in 1972. In 1984, the college received the coveted "Secretary's Award" from the U.S. Secretary of Education for its Drafting and Design Technology program for Region IV.

Main Campus: Initial founding and funding took place on April 16, 1963, by action of the State Legislature. In prompt succession the initial Advisory Committee, now the District Board of Trustees, was appointed in December 1963; the first President employed on February 15, 1964; the college named March 3, 1964; its temporary location established on April 3, 1964; its faculty employed August 17, 1964; and its first classes begun on August 24, 1964, on the temporary campus in Valparaiso, Florida.

The temporary site of approximately twelve acres was centered around Perrine Park in Valparaiso. The Twin Cities of Niceville and Valparaiso, Florida, contributed to the initial conversion of the park and buildings into a collegiate campus. The campus consisted of seven buildings at the time of its opening session August, 1964. The facilities had increased to twenty-three buildings to accommodate the broader range of programs and the greatly expanded student enrollment by the fall of 1968.

The permanent site of the present campus, so designated on November 24, 1965, is located at the northern boundary of Niceville between State Road 85 and State Road 285 in a beautiful wooded area. Transfer of 264 acres of land from the Eglin Air Force Reservation was made by an Act of Congress in January 1966, to Okaloosa-Walton Community College.

Ceremonies dedicating the permanent site were held on April 10, 1969. These ceremonies included establishing the Robert L. F. Sikes Honorary Faculty Chair in Government, the Emil Holzhauer Honorary Faculty Chair in Arts, and the acceptance of the Emil Holzhauer collection of paintings for perpetual care by the OWCC Library.

The philosophy which undergirded the planning of the permanent facility, as summarized by OWCC Charter President, Dr. J. E. McCracken, states "We envision...through our program, a movement that will enable an individual to experience all aspects of our great heritage...from arts to sciences; from chemical creativity to technical productivity; from contemplation of primeval origins to consideration of ultimate destinies."

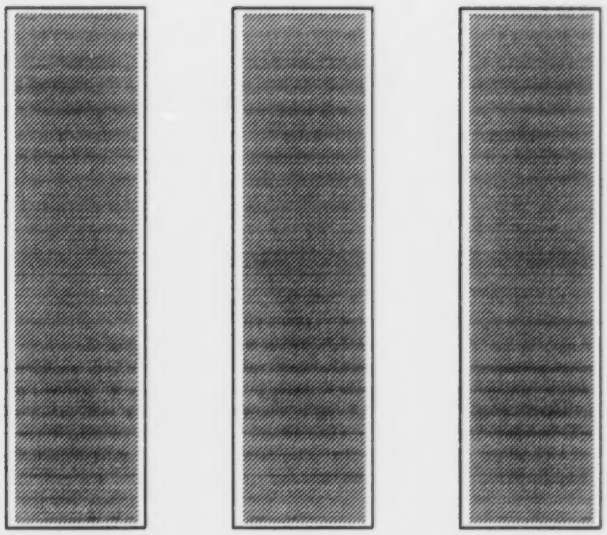
In addition to its Main Campus, Okaloosa-Walton Community College has three other sites at which some instruction is offered. However, only one of these sites will be considered for purposes of this survey.

Chautauqua Special Purpose Center: Referred to as the Chautauqua Neighborhood Center, this site, containing approximately 90 acres, is located in DeFuniak Springs. The center has a community service orientation and was constructed by means of a Housing and Urban Development Grant and matching funds donated by Walton County and other governmental and individual sources. Diversified credit and non-credit courses are offered in this 13,890 gross square foot facility. A second building of 7,526 square feet is under construction and is planned to house classrooms, primarily.

Okaloosa-Walton/University of West Florida Joint Use Facility: This site of approximately 156 acres is located in Fort Walton Beach. In the eight buildings that make up the campus, Okaloosa-Walton Community College and University of West Florida offer a variety of undergraduate, graduate, and adult general programs and courses.

The details of the operation of this site will not be dealt with at greater length in this survey.

The Sikes Special Purpose Center: This Center, located in Crestview on approximately 18 acres, was only recently acquired and will not be treated in this survey.



SECTION 5

ANALYSIS

OF

STUDENT POPULATION

College Service Area: Okaloosa-Walton Community College serves the geographic district of the state comprised of Okaloosa and Walton Counties. Because it is a non-residential college, the great majority of the student population lives in the college district.

Student Enrollment of College: Student enrollment was the single most important factor considered by the survey team in making decisions related to planning square footage size and total amount of facilities. The unit of enrollment used in the survey was the capital outlay full-time-equivalent student (CO-FTE). It represents a student enrolled full time for fall, spring, and summer semesters during the academic year in classes taught in college-owned facilities. The level of enrollment used was the number of CO-FTE projected for the fifth year beyond the fiscal year in which the survey was conducted. The CO-FTE projections were separated according to vocational and nonvocational enrollments. Furthermore, they were distributed by site to enable appropriate planning for particular needs of each campus of the college. Collegewide CO-FTE projections are displayed in **Exhibit 310: Full-Time Equivalent Student Enrollment**. Distribution among sites is shown in **Exhibit 320: Distribution of Projected FTE Enrollment**.

The method for computation and distribution deserves note. Each year the college submits a report of actual full-time-equivalent student enrollment (FTE) to the Bureau of Information Systems, Division of Community Colleges. Using the last five years of actual FTE data along with general population figures for the college district, the Bureau projects both annual and capital outlay FTE for the next six-year period. The difference between annual FTE and CO-FTE equates to the deletion of courses using unowned space not requiring permanent facilities. Finally, using

CO-FTE projections computed by the Bureau, the college distributes collegewide vocational and nonvocational CO-FTE among sites based on local expectation for the enrollment pattern throughout the district.

Exhibit 310

College: OKALOOSA-WALTON COMMUNITY COLLEGE

COMPUTATION OF PROJECTIONS FOR COLLEGEWIDE CAPITAL OUTLAY FULL-TIME-EQUIVALENT STUDENT ENROLLMENT

ITEM	1994-95	1995-96	1996-97	1997-98	1998-99
TOTAL CAPITAL OUTLAY FTE PROJECTIONS	3,431	3,496	3,550	3,614	3,668
NONVOCATIONAL FTE:					
Annual FTE	2,593	2,641	2,682	2,729	2,768
Less: FTE Not Req. Perm Facilities	161	164	167	169	172
Adjusted Annual FTE Projection	2,432	2,477	2,515	2,560	2,596
VOCATIONAL FTE:					
Annual FTE	1,039	1,059	1,076	1,095	1,115
Less: FTE Not Req. Perm. Facilities	40	40	41	41	43
Adjusted Annual FTE Projection	999	1,019	1,035	1,054	1,072

SOURCE: Department of Education, Division of Community College, Bureau of Information Systems, "The FTE Projections for the Capital Outlay Formula Budget", March 16, 1994.

Exhibit 320

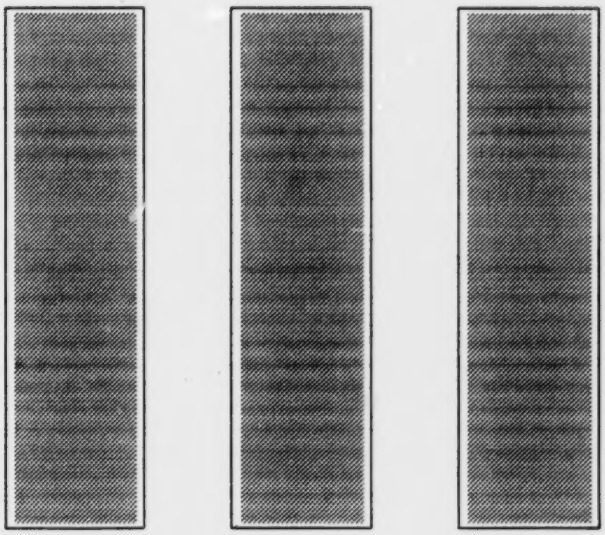
College: OKALOOSA-WALTON COMMUNITY COLLEGE

DISTRIBUTION OF 1998-99 PROJECTION FOR CAPITAL OUTLAY FULL-TIME-EQUIVALENT STUDENT ENROLLMENT BY SITE

CAMPUS	NON-VOCATIONAL CO-FTE	VOCATIONAL CO-FTE	TOTAL CO-FTE *	PERCENT COLLEGE FTE
TOTAL CAPITAL OUTLAY FTE FOR COLLEGE	2,596	1,072	3,668	100.00%
Site : No. 1: Main Campus	1,948	862	2,810	76.61%
Site : No. 2: Chautauqua Spec Purp Ctr	187	73	260	7.09%
Site : No. 5: O-WCC/UWF JUF	461	137	598	16.30%

SOURCE: Capital Outlay FTE Projections furnished by college as of October 19, 1993.

* Capital outlay full-time-equivalent student enrollment, 1998-99, projected.



SECTION 6

PROGRAMS, SERVICES

AND

FACILITY NEEDS

Under the provisions of Section 240.319(3)(b), F.S., and Rule 6A-14.0247(3), FAC, the community college Board of Trustees has responsibility for establishing the programs and services provided by the college. The supportive role of the educational plant survey is to formulate a plan for housing the programs and services offered. The survey team developed a comprehensive five-year plan for appropriately accommodating the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college.

A program facility list, or model of need, was prepared for each officially designated site. The development process involved participation by college administrators and key personnel representing vocational and nonvocational program areas, in consultation with staff of the Educational Facilities Planning and Evaluation Section, Office of Educational Facilities, and with reference to size of space and occupant design criteria provided in Rule 6A-2.032, FAC. In addition to detailed requirements for instructional programs, the list prescribed aggregate square footages for auxiliary and ancillary services classified according to physical education, library, audiovisual, auditorium/exhibition, student services, office, and institutional support services. The program facility lists for Okaloosa-Walton Community College are presented by site in **Exhibit 130: Facilities List**.

College: OKALOOSA-WALTON COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Main Campus
Site CO-FTE : 2810
Nonvocational: 1948
Vocational : 862

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	GRAND TOTALS - CLASSROOMS AND LABS					133,542	2,150
10000000	INSTRUCTIONAL SPACES						
10000000	GENERAL CLASSROOMS						
10000000	Classroom	25	25	625	42	26,250	1,050
	Storage, Material			75	42	3,150	
				700	84	29,400	
11000000	NONVOCATIONAL LABORATORIES						
11104000	BIOLOGICAL SCIENCES						
11104010	Biology Lab	24	55	1,320	2	2,640	48
	Storage, Material			125	2	250	
	Storage, Project			275	2	550	
				1,720	6	3,440	
11104020	Botany Lab	24	55	1,320	1	1,320	24
	Storage, Material			125	1	125	
	Storage, Project			275	1	275	
	* Greenhouse			350	1	350	
				2,070	4	2,070	
11119000	PHYSICAL SCIENCES						
11119020	Physics Lab	24	55	1,320	1	1,320	24
	Storage, Material			125	1	125	
	Storage, Project			175	1	175	
				1,620	3	1,620	
11119050	Chemistry Lab	24	55	1,320	2	2,640	48
	Storage, Material			125	2	250	
	Storage, Project			175	2	350	
				1,620	6	3,240	
11210000	FINE AND APPLIED ARTS						
11210020	Art (Ceramics) Lab	24	50	1,200	1	1,200	24
	Kiln			60	1	60	
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	

College: OKALOOSA-WALTON COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Main Campus
Site CO-FTE : 2810
Nonvocational: 1948
Vocational : 862

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
				1,535	4	1,535	
11210020	Art (Drawing) Lab	20	50	1,000	1	1,000	20
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,275	3	1,275	
11210020	Art (Painting) Lab	15	50	750	1	750	15
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,025	3	1,025	
11210020	Art (Sculpture) Lab	15	50	750	1	750	15
	Kiln			60	1	60	
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,085	4	1,085	
11210030	Art (History) Lab	30	40	1,200	1	1,200	30
	Storage, Material			100	1	100	
	Storage, Project			175	1	175	
				1,475	3	1,475	
11210040	Music Theory Lab	20	40	800	1	800	20
	Storage, Material			100	1	100	
				900	2	900	
11210041	Orchestra Lab	60	35	2,100	1	2,100	30
	Ensemble			300	1	300	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Reference			100	1	100	
	Storage, Instrument			400	1	400	
	Storage, Uniform			60	1	60	
				3,110	8	3,110	

College: OKALOOSA-WALTON COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Main Campus
Site CO-FTE : 2810
Nonvocational: 1948
Vocational : 862

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
11210041	Band Lab	60	35	2,100	1	2,100	30
	Ensemble			300	1	300	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Reference			100	1	100	
	Storage, Instrument			400	1	400	
	Storage, Uniform			60	1	60	
				3,110	8	3,110	
11210041	Choral Lab	60	35	2,100	1	2,100	30
	Ensemble			300	1	300	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Practice, Music (1/40 students)			50	1	50	
	Reference			100	1	100	
	Storage, Instrument			400	1	400	
	Storage, Uniform			60	1	60	
				3,110	8	3,110	
11210070	Dramatic Arts (Costume) Lab	15	40	600	1	600	15
	Storage, Material			100	1	100	
				700	2	700	
11210080	Dance Studio Lab	30	40	1,200	1	1,200	30
	Storage, Material			100	1	100	
				1,300	2	1,300	
11311000	LETTERS AND FOREIGN LANGUAGES						
11311010	Foreign Languages Lab	20	40	800	1	800	20
	Storage, Material			100	1	100	
				900	2	900	
11000000	OTHER PROGRAMS						
11607010	Computer and Infor Science Lab	25	45	1,125	1	1,125	25
	Storage, Material			100	1	100	
				1,225	2	1,225	

College: OKALOOSA-WALTON COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Main Campus
Site CO-FTE : 2810
Nonvocational: 1948
Vocational : 862

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
13100000	DEVELOPMENTAL EDUCATION						
13100000	Reading Lab	24	45	1,080	1	1,080	24
	Storage, Material			100	1	100	
				1,180	2	1,180	
12000000	VOCATIONAL/TECHNICAL LABORATORIES						
12200000	DISTRIBUTIVE EDUCATION						
12200000	Sales-Mdse II Lab	22	57	1,254	1	1,254	22
	Classroom, Related Instruction			525	1	525	
	Reference			150	1	150	
	Storage, Material			125	1	125	
				2,054	4	2,054	
12400000	HOME ECONOMICS						
12401000	HOMEMAKING: PREP PERS HOME/FAM LIVING						
12401040	Consumer Svcs Lab (Consumer Ed)	20	45	900	1	900	20
	Storage, Material			100	1	100	
				1,000	2	1,000	
12401070	Food Production & Management Lab	15	95	1,425	1	1,425	15
	Freezer, Walk-in			45	1	45	
	Garbage, Refrigerated			25	1	25	
	Laundry, Home Economics			50	1	50	
	Lockers, Toilets and Showers			270	1	270	
	Multi-Purpose Dining/Instruction			1,000	1	1,000	
	Refrigerator, Walk-in			60	1	60	
	Storage, Material			125	1	125	
	Toilet, Student			42	1	42	
				3,042	9	3,042	
12402000	OCCUPATIONAL PREPARATION						
12402010	Child Care Services Lab	21	52	1,092	1	1,092	21
	Classroom, Related Instruction			525	1	525	
	Isolation			45	1	45	
	Kitchen, Home Economics			125	1	125	
	Observation			80	1	80	
	Storage, Material			100	1	100	
	Storage, Student			45	1	45	
	Toilet, Student			28	1	28	
	Toilet, Student			28	1	28	

College: OKALOOSA-WALTON COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Main Campus
Site CO-FTE : 2810
Nonvocational: 1948
Vocational : 862

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	Storage, Outside			50	1	50	
				2,118	10	2,118	
12500000	BUSINESS EDUC/OFFICE OCCUPATIONS						
12501000	ACCOUNTING						
12501010	Acct & Comp Lab	25	56	1,400	1	1,400	25
	Storage, Material			100	1	100	
				1,500	2	1,500	
12502000	BUSINESS DATA PROC SYSTEMS						
12502000	Bus Data Proc Lab	22	63	1,386	4	5,544	88
	Classroom, Related Instruction			525	4	2,100	
	Storage, Material			100	4	400	
				2,011	12	8,044	
12507000	STENOGRAPHIC AND SECRETARIAL						
12507040	Sec'y Occup Lab-Medical Sec'y	24	58	1,392	2	2,784	48
	Storage, Material			100	2	200	
				1,492	4	2,984	
12507070	Word Processing Lab	22	70	1,540	2	3,080	44
	Storage, Material			100	2	200	
				1,640	4	3,280	
12509000	TYPING						
12509020	Clerical Occ Lab (Typist)	22	52	1,144	1	1,144	22
	Storage, Material			100	1	100	
				1,244	2	1,244	
12600000	TRADE AND INDUSTRIAL OCCUPATIONS						
12601000	AIR COND & ENVIRONMENTAL CONTROL						
12601000	AC/Refrig/Heat Tech Lab	20	143	2,860	1	2,860	20
	Classroom, Related Instruction			525	1	525	
	Shower, Emergency			25	1	25	
	Storage, Material			175	1	175	
	Storage, Project			360	1	360	
	Storage, Tool			175	1	175	
	Storage, Material			350	1	350	

College: OKALOOSA-WALTON COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Main Campus
Site CO-FTE : 2810
Nonvocational: 1948
Vocational : 862

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
				4,470	7	4,470	
12613000	DRAFTING AND DESIGN						
12613000	Drafting & Design Tech Lab	21	76	1,596	1	1,596	21
	Reproduction			180	1	180	
	Storage, Material			175	1	175	
	Storage, Project			175	1	175	
				2,126	4	2,126	
12613000	Draft & Des Tech Lab-CADD	20	76	1,520	2	3,040	40
	Reproduction			180	2	360	
	Storage, Material			175	2	350	
	Storage, Project			175	2	350	
				2,050	8	4,100	
12615000	ELECTRONICS						
12615040	Electronic Tech Lab	20	76	1,520	2	3,040	40
	* Classroom, Related Instruction			525	1	525	
	Storage, Material			175	2	350	
	Storage, Project			175	2	350	
	Storage, Tool			90	2	180	
				2,485	9	4,445	
12619000	GRAPHIC ARTS						
12619001	Graphic Arts Tech Lab	20	57	1,140	2	2,280	40
	Classroom, Related Instruction			525	2	1,050	
	Paint Vapor			180	2	360	
	Photography Laboratory			900	1	900	
	Storage, Material			175	2	350	
	Storage, Project			175	2	350	
				3,095	11	5,290	
12629000	QUANTITY FOOD						
12629010	Comm Food/Cul Art Lab-Baking	15	95	1,425	1	1,425	15
	Classroom, Related Instruction			525	1	525	
	Dining, Vocational			540	1	540	
	Freezer, Walk-in			90	1	90	
	Garbage, Refrigerated			25	1	25	
	Lockers, Toilets and Showers			180	1	180	

College: OKALOOSA-WALTON COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Main Campus
Site CO-FTE : 2810
Nonvocational: 1948
Vocational : 862

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	Refrigerator, Walk-in			90	1	90	
	Storage, Dry, Food Services			180	1	180	
				3,055	8	3,055	
12700000	PUBLIC SERVICE						
12702000	LAW ENFORCEMENT						
12702012	Criminal Justice Tech	22	80	1,760	1	1,760	22
	Classroom, Related Instruction			525	1	525	
	Courtroom			540	1	540	
	Technical Laboratory			940	1	940	
	Photography Laboratory			900	1	900	
				4,665	5	4,665	
12710000	RESOURCES MANAGEMENT SERVICES						
12710040	Environmental Science	20	93	1,860	2	3,720	40
	Classroom, Related Instruction			525	2	1,050	
	Storage, Material			450	2	900	
	Furnace			300	2	600	
				3,135	8	6,270	
12711000	MUSIC, DANCE & THEATRE						
12711030	Theatre (Drama) Lab	30	40	1,200	1	1,200	30
	Storage, Material			100	1	100	
				1,300	2	1,300	
12711031	Theatre Lab (Stage Craft)	30	100	3,000	1	3,000	30
	Storage, Material			900	1	900	
	Storage, Material			900	1	900	
	Storage, Tool			225	1	225	
	Storage, Flammable			75	1	75	
				5,100	5	5,100	
12711032	Theatre Lab (Light/Sound Tech)	25	100	2,500	1	2,500	25
	Classroom, Related Instruction			525	1	525	
	Production Control			165	4	660	
	Production Control			165	4	660	
	Production Control			165	4	660	
	Storage, Instrument			400	1	400	
	Storage, Material			125	1	125	

College: OKALOOSA-WALTON COMMUNITY COLLEGE Year: 1998-99
Site : No. 1: Main Campus
Site CO-FTE : 2810
Nonvocational: 1948
Vocational : 862

ICS CODE DESCRIPTION OF SPACE	STATIONS PER SPACE	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
Storage, Material			225	1	225	
			4,270	17	5,755	

College: OKALOOSA-WALTON COMMUNITY COLLEGE

Year: 1998-99

Site : No. 1: Main Campus

Site CO-FTE : 2810

Nonvocational: 1948

Vocational : 862

ICS CODE	DESCRIPTION OF SPACE	TOTAL SQ/FT	TOTAL STATIONS
	Totals from Prior Pages	133,542	2,150
11408350	PHYSICAL EDUCATION	17,880	
41100000	AUXILIARY SPACES:		
41200000	Library	22,659	
41500000	Audiovisual	6,677	
50000000	Auditorium/Exhibition	8,430	
VARIES	Student Services	21,075	
70000000	Office	35,322	
90000000	Support Services	12,278	
90000000	Custodial Services	3,091	
	Sanitation:		
	Student Restroom	4,215	
	Staff/Public Restroom	703	
	SUBTOTAL NET SQUARE FEET	265,852	
	Electric/HVAC Euipment = .06%	15,951	
	TOTAL NET SQUARE FEET	231,803	
90000000	NET-TO-GROSS DIFFERENCE:		
	Circulation/Walls/Over-hangs/Open Malls = 34%	95,813	
	TOTALS - GROSS SQ/FT & STUDENT STATIONS	377,616	2,150

NOTE: Amounts on this page are calculated with formulas.

* Related space agreed to by staff of community college and OEF.

College: OKALOOSA-WALTON COMMUNITY COLLEGE Year: 1998-99
Site : No. 2: Chautauqua Spec Purp Ctr
Site CO-FTE : 260
Nonvocational: 187
Vocational : 73

ICS CODE	DESCRIPTION OF SPACE	STATIONS PER SPAC	SQ/FT PER STATION	SQ/FT EACH SPACE	NO. SPACES	TOTAL SQ/FT	TOTAL STATIONS
	GRAND TOTALS - CLASSROOMS AND LABS					11,051	244
10000000	INSTRUCTIONAL SPACES						
10000000	GENERAL CLASSROOMS						
10000000	Classroom	30	25	750	4	3,000	120
	Storage, Material			75	4	300	
				825	8	3,300	
11000000	NONVOCATIONAL LABORATORIES						
13100000	DEVELOPMENTAL EDUCATION						
13100000	Reading Lab	15	45	675	2	1,350	30
	Storage, Material			100	2	200	
				775	4	1,550	
13210000	Adult Basic Education Lab	15	45	675	2	1,350	30
	Storage, Material			100	2	200	
				775	4	1,550	
12000000	VOCATIONAL/TECHNICAL LABORATORIES						
12400000	HOME ECONOMICS						
12401000	HOMEMAKING: PREP PERS HOME/FAM LIVING						
12401040	Consumer Svcs Lab (Consumer Ed)	20	45	900	1	900	20
	Storage, Material			100	1	100	
				1,000	2	1,000	
12500000	BUSINESS EDUC/OFFICE OCCUPATIONS						
12502000	BUSINESS DATA PROC SYSTEMS						
12502000	Bus Data Proc Lab	22	63	1,386	1	1,386	22
	Classroom, Related Instruction			525	1	525	
	Storage, Material			100	1	100	
				2,011	3	2,011	
12507000	STENOGRAPHIC AND SECRETARIAL						
12507070	Word Processing Lab	22	70	1,540	1	1,540	22
	Storage, Material			100	1	100	
				1,640	2	1,640	

College: OKALOOSA-WALTON COMMUNITY COLLEGE

Year: 1998-99

Site : No. 2: Chautauqua Spec Purp Ctr

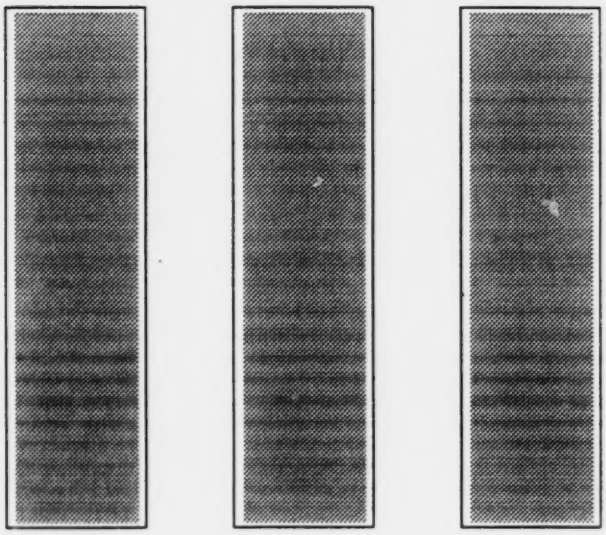
Site CO-FTE : 260

Nonvocational: 187

Vocational : 73

ICS CODE	DESCRIPTION OF SPACE	TOTAL SQ/FT	TOTAL STATIONS
	Totals from Prior Pages	11,051	244
11408350	PHYSICAL EDUCATION	0	
41100000	AUXILIARY SPACES:		
41200000	Library	3,049	
41500000	Audiovisual	553	
50000000	Auditorium/Exhibition	780	
VARIES	Student Services	1,950	
70000000	Office	3,268	
90000000	Support Services	1,033	
90000000	Custodial Services	286	
	Sanitation:		
	Student Restroom	390	
	Staff/Public Restroom	65	
	SUBTOTAL NET SQUARE FEET	22,425	
	Electric/HVAC Euipment = 6%	1,346	
	TOTAL NET SQUARE FEET	23,771	
90000000	NET-TO-GROSS DIFFERENCE:		
	Circulation/Walls/Over-hangs/Open Malls = 34%	8,082	
	TOTALS - GROSS SQ/FT & STUDENT STATIONS	31,853	244

NOTE: Amounts on this page are calculated with formulas.



SECTION 7

INVENTORY OF EXISTING SITES AND FACILITIES

During the educational plant survey, members of the survey team visited all existing sites and facilities owned by the college as well as those under long-term lease to the college. They examined facilities with regard to physical condition to determine whether they could be classified as satisfactory and recommended for continued use. They also evaluated facilities with respect to adequacy and suitability for accommodating the educational programs and related services provided by the college.

Description of Sites: Okaloosa-Walton Community College owns four sites: a fully developed campus, a developing neighborhood special purpose center, a developed joint use center, and a recently acquired but undeveloped special purpose center. Only the first two of these will be addressed in detail in this survey report.

Main Campus: Site 1, is located in Okaloosa County in the City of Niceville. The campus contains twenty-five structures, one of which is under construction, but all of which are classified as permanent. The Main Campus which is situated on 249 acres is shown on Figures 1 and 2.

Chautauqua Special Purpose Center: Site 2, is located in Walton County in the City of DeFuniak Springs. The campus contains two buildings, both permanent structures, one of which is under construction. The location of this 90 acre center is seen on Figures 1 and 3.

Okaloosa-Walton Community College

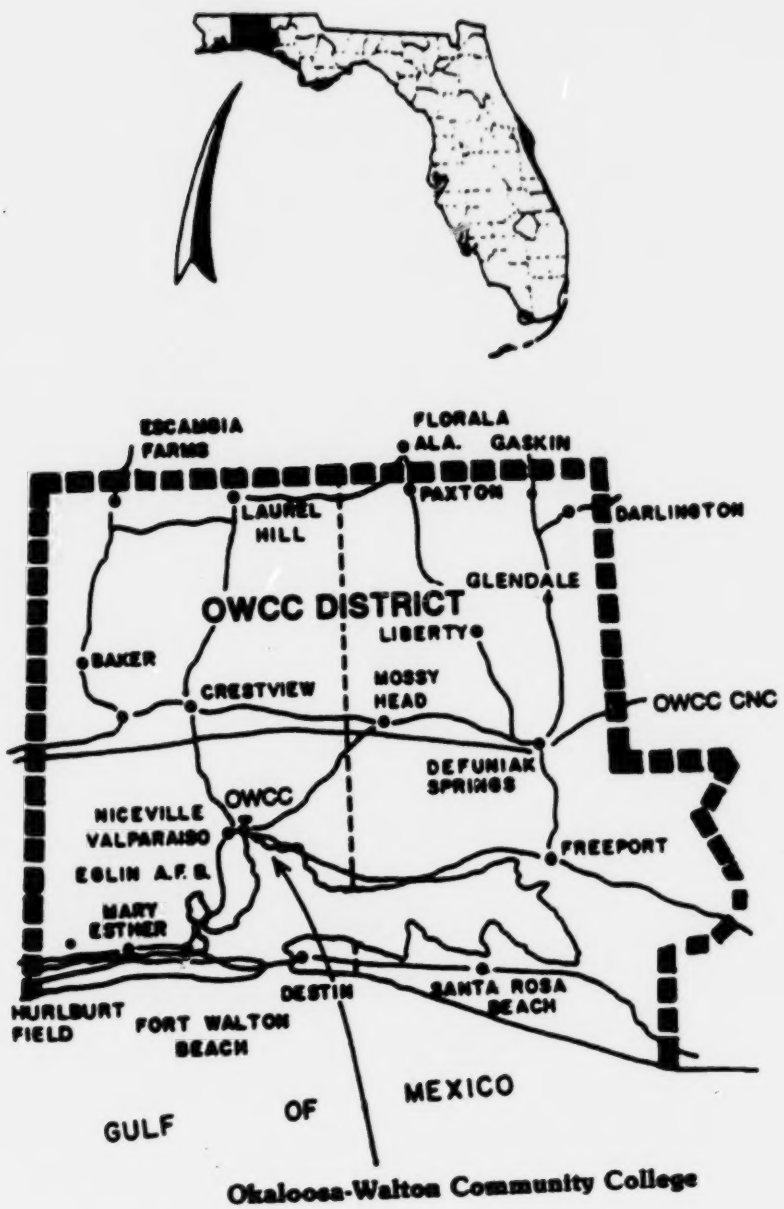
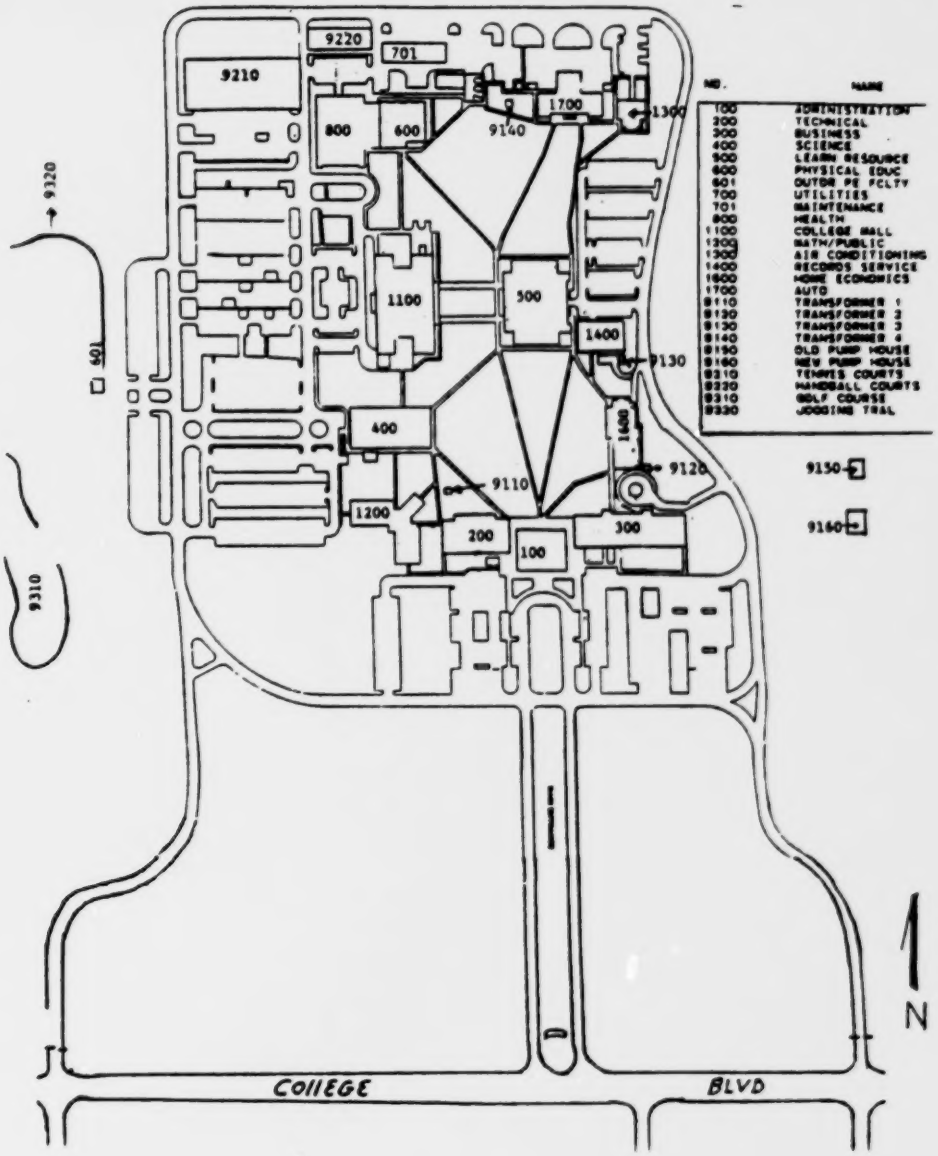
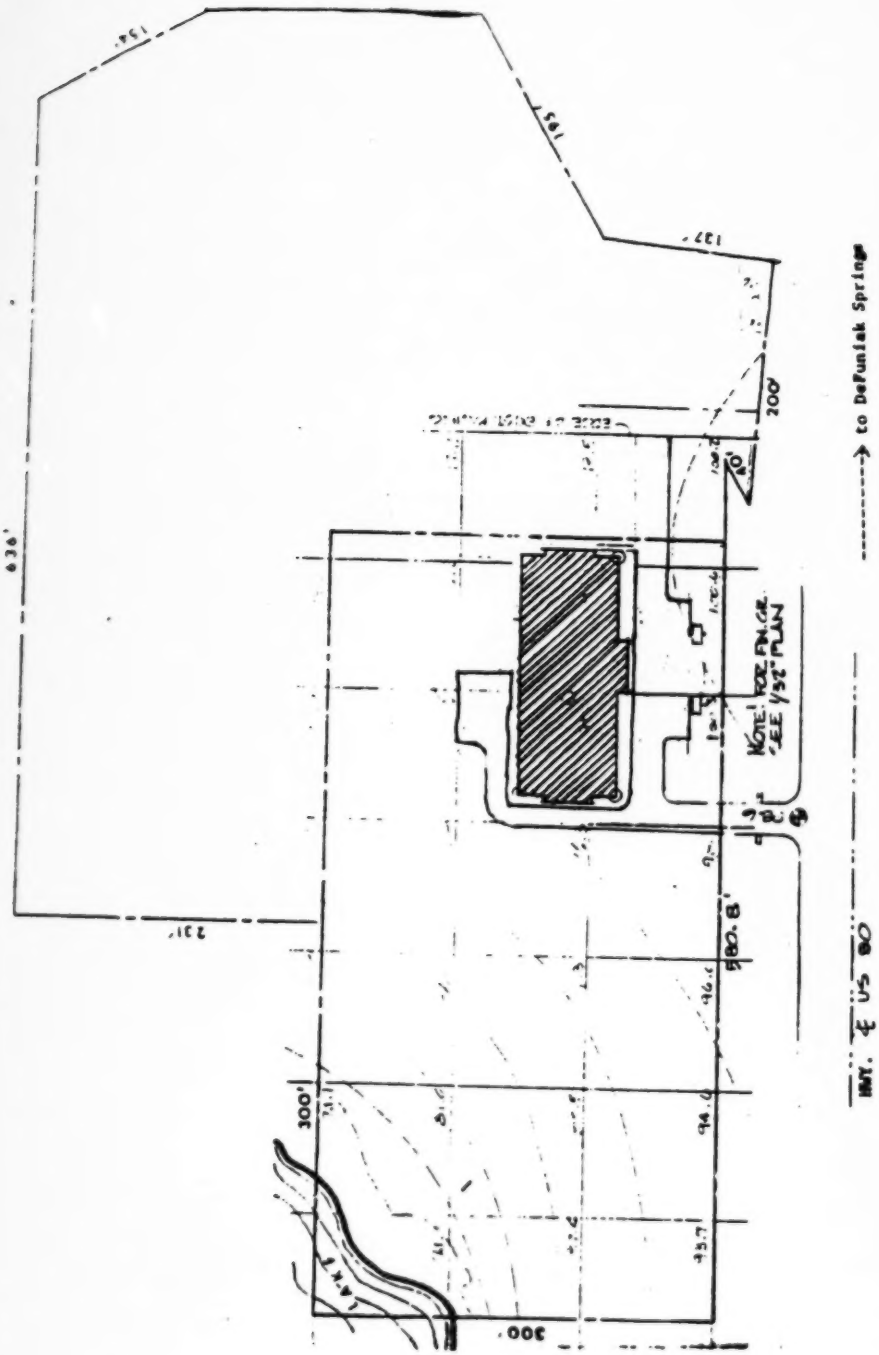


Figure 1



Okaloosa-Walton Community College
Site 1 - Main Campus

Figure 2



Okaloosa-Walton Community College
Chautauqua Special Purpose Center

Figure 3

Description of Facilities: The facilities owned by Okaloosa-Walton Community College are listed by site in **Exhibit 140: Existing Satisfactory Student Stations and Space by Facility.**

First, the facility number and name are given. The type designation identifies the primary characteristic of the facility, that is, whether it is a building, parking area, athletic area, outdoor swimming pool, or other. The status information refers to the degree of permanence of the facility based on structural materials and life expectancy. For example, a building constructed of masonry and steel and having a fifty-year lifetime is classified as permanent. One constructed of wood and having a much shorter life span is listed as temporary. During the period between the appropriation of construction funds and the final inspection after construction is completed, a facility is classified as under construction.

The condition classification reports whether the physical quality of the facility has been evaluated by the survey team as satisfactory or unsatisfactory. Facilities described in the exhibits as satisfactory or in need of remodeling or renovation are included in the satisfactory category. Those identified as in need of demolition or appropriate for termination are included in the unsatisfactory category. Facilities determined to be satisfactory by the survey are recommended for continued use. For buildings, the net and estimated gross square footage also are shown in the exhibit.

On Site 1, Main Campus, the survey team found three (3) of the twenty-five (25) permanent structures to qualify for renovation or remodeling. All others were found to be in satisfactory condition.

At Site 2, Chautauqua Special Purpose Center, there are two (2) permanent buildings, one being under construction. The principal building was found to qualify for substantial remodeling and for renovation.

College: OKALOOSA-WALTON COMMUNITY COLLEGE

Site : No. 1: Main Campus

EXISTING SATISFACTORY STUDENT STATIONS AND SPACE BY FACILITY

FACILITY		TYPE	STATUS	CONDITION	STUDENT STATIONS					SQUARE FEET	
No.	Name				Classroom	Non-vocational	Physical Education	Vocational	Total	Net	Est. Gross
Totals					815	451	0	408	1,674	287,744	408,595
10	Administration	B	P	S	0	0	0	0		11,244	15,966
11	Covered Walk	O	P	S	0	0	0	0		2,678	3,803
20	Technical Labs	B	P	S	20	0	0	69	89	9,288	13,189
21	Covered Walk	O	P	S	0	0	0	0		3,089	4,386
30	Business/S. Svcs.	B	P	S	81	0	0	65	146	12,663	17,981
31	Covered Walk	O	P	S	0	0	0	0		4,970	7,057
40	Science	B	P	R	115	109	0	0	224	14,529	20,631
41	Covered Walk	O	P	S	0	0	0	0		4,220	5,992
50	Learn Resources	B	P	R	261	51	0	24	336	42,985	61,039
60	P. E.	B	P	S	44	0	0	0	44	7,346	10,431
61	Outdr PE Fclty	B	P	S	0	0	0	0		1,783	2,532
62	Off/Storage Fac	B	P	S	0	0	0	0		2,284	3,243
63	Home Fld House	B	P	S	0	0	0	0		2,586	3,672
64	Visitors Home	B	P	S	0	0	0	0		1,557	2,211
65	Covered Walkway	O	P	S	0	0	0	0		375	533
66	Covered Walkway	O	P	S	0	0	0	0		615	873
67	Office/Storage	B	P	S	0	0	0	0		290	412
68	Softball Fld/House	B	P	S	0	0	0	0		3,427	4,866
70	Utilities	B	P	S	0	0	0	0		2,983	4,236
71	Maint/Receiving	B	P	S	0	0	0	0		6,209	8,817
72	Storage Facility	B	P	S	0	0	0	0		2,170	3,081
80	Gymnasium	B	P	S	0	0	0	0		19,372	27,508
81	Covered Walkway	O	P	S	0	0	0	0		1,309	1,859
90	Fine Arts Ctr	B	C	S	26	204	0	112	342	55,552	78,884
110	College Mall	B	P	R	23	35	0	11	69	22,981	32,633
111	Covered Walkway	O	P	S	0	0	0	0		1,954	2,775
120	Math/Pub Safety	B	P	S	164	0	0	11	175	10,620	15,080
130	Visual Arts	B	P	S	0	52	0	0	52	4,723	6,707
131	Covered Walkway	O	P	S	0	0	0	0		317	450
140	Computer Svcs	B	P	S	0	0	0	35	35	6,644	9,434
141	Covered Walkway	O	P	S	0	0	0	0		945	1,342
160	Continuing Educ	B	P	S	34	0	0	61	95	8,131	11,546
161	Covered Walkway	O	P	S	0	0	0	0		2,411	3,424
170	Industrial Labs	B	P	S	47	0	0	20	67	11,691	16,601
171	Covered Walkway	O	P	S	0	0	0	0		3,418	4,854
911	Transformer 1	O	P	S	0	0	0	0		0	
912	Transformer 2	O	P	S	0	0	0	0		0	
913	Transformer 3	O	P	S	0	0	0	0		0	
914	Transformer 4	O	P	S	0	0	0	0		0	
915	Old Pump House	B	P	S	0	0	0	0		59	84
916	New Pump House	B	P	S	0	0	0	0		326	463

TYPE: A=Athletic, B=Building, O=Other, P=Parking, S=Swimming Pool
STATUS: C=Construction, P=Permanent, T=Temporary
CONDITION: D=Demolish, R=Remodel/Renovate, S=Satisfactory, T=Terminate

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College: OKALOOSA-WALTON COMMUNITY COLLEGE

Site : No. 2: Chautauqua Spec Purp Ctr

EXISTING SATISFACTORY STUDENT STATIONS AND SPACE BY FACILITY

FACILITY		TYPE	STATUS	CONDITION	STUDENT STATIONS					SQUARE FEET	
No.	Name				Classroom	Non-vocational	Physical Education	Vocational	Total	Net	Est. Gross
Totals					176	27	0	39	242	15,082	21,416
500	CNC	B	P	R	104	27	0	39	170	9,782	13,890
501	Classroom Bldg	B	C	S	72	0	0	0	72	5,300	7,526

TYPE: A=Athletic, B=Building, O=Other, P=Parking, S=Swimming Pool
STATUS: C=Construction, P=Permanent, T=Temporary
CONDITION: D=Demolish, R=Remodel/Renovate, S=Satisfactory, T=Terminate

Instructional Facilities and Student Stations: Educational plants accommodate a variety of functions including instruction, academic support, student services, and institutional support. Because the instructional program is the primary function of a college, instructional facilities are most important. They include classrooms and laboratories as well as related service areas.

Student stations are found in the instructional facilities of an educational plant. A student station is defined as the amount of square footage, along with the associated equipment required, for one student to participate in a particular instructional program. The number and type of student stations are critical factors when evaluating existing facilities relative to their adequacy and suitability for providing for educational programs.

During the review of buildings, the survey team identified and assessed the student stations in each classroom and laboratory facility. The number and type of existing student stations determined to be satisfactory by the survey are shown by site in the center portion of **Exhibit 140: Student Stations and Space by Facility.** They are displayed by building and categorized according to classroom, nonvocational laboratory, and vocational laboratory. All existing student stations were determined to be satisfactory.

Auxiliary and Ancillary Facilities: Auxiliary and ancillary facilities accommodate the noninstructional functions of a college. Auxiliary facilities are those which house academic support, student services, and institutional support functions located at campuses, centers, and special purpose centers. Ancillary facilities are those which provide for districtwide institutional support at central locations.

Academic support facilities include areas for library, audiovisual, auditorium and exhibition functions. Student services facilities include spaces for physical education activities and for food, lounging, merchandising, recreation, meeting, and health care services for students. Institutional support facilities include all office and conference facilities; spaces for food, lounging, recreation, meeting, and health care services for nonstudents; and areas for computing services, maintenance shops, central storage, and vehicle storage.

The amount of satisfactory auxiliary and ancillary facilities owned by and under long-term lease to Okaloosa-Walton Community College is shown by site in **Exhibit 340: Aggregate Footage of Satisfactory Existing Net Square Footage by Space Category by Site.** For each site, aggregate net square footage is indicated for the academic support space categories of library, audiovisual, and auditorium/exhibition; for the student services space category; and for the institutional support space categories of office and support services. The exhibit also lists the aggregate net square footage for the three instructional space categories of classroom, nonvocational laboratory, and vocational laboratory and for

physical education. No information is given in the exhibit for the two sites not addressed in this survey report: Okaloosa-Walton/ University of West Florida Joint Use Center, located in Fort Walton Beach, and Sikes Special Purpose Center, located in Crestview.

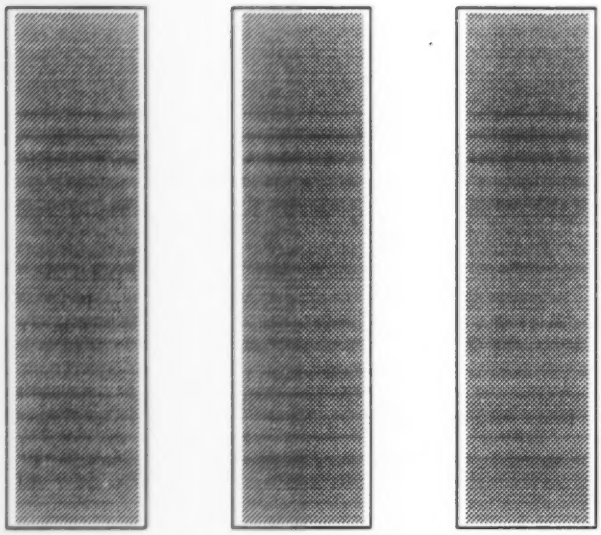
College: OKALOOSA-WALTON COMMUNITY COLLEGE

AGGREGATE FOOTAGE OF SATISFACTORY EXISTING NET SQUARE FOOTAGE BY SPACE CATEGORY BY SITE

SPACE CATEGORY	SITE 1	SITE 2	COMBINED
INSTRUCTIONAL SPACES:			
Classrooms	21,234	4,856	40,608
Nonvocational Spaces	30,088	1,308	47,417
Physical Education	30,948	0	32,584
Vocational Spaces	38,721	2,482	46,348
Subtotal	120,971	8,646	166,957
ACADEMIC SUPPORT:			
Library	14,440	1,600	26,972
Audiovisual	1,896	500	3,012
Auditorium/Exhibition	36,113	600	39,308
Subtotal	52,249	2,700	69,292
STUDENT SERVICES:	13,756	1,425	69,292
INSTITUTIONAL SUPPORT:			
Office	36,457	2,576	52,059
Support Services	13,738	0	17,696
Custodial Services	0	0	0
Sanitation			
* Student Restrooms	4,215	390	6,105
* Staff/Public Restrooms	703	65	1,018
Subtotal	55,113	3,031	76,878
ELECTRIC/HVAC EQUIPMENT	0	0	0
TOTAL NET SQUARE FEET	242,089	15,802	333,468
NET-TO-GROSS DIFFERENCE	101,774	6,643	140,190
TOTAL GROSS SQUARE FEET	343,863	22,445	473,658

* Inventory Space for Sanitation not available - derived from 1998-99 Space Allocation.

Site : No. 1: Main Campus
Site : No. 2: Chautauqua Spec Purp Ctr



SECTION 8

PLAN

FOR

HOUSING PROGRAMS,

STUDENTS AND SERVICES

The survey team developed a plan for housing instructional programs, projected student enrollments, faculty, staff, administrators, and auxiliary and ancillary services for the ensuing five-year period. The planning process required evaluation of existing educational plants, determination of future needs, and recommendations for changes and additions to existing plants to provide for future needs.

Programs and Students: Facility planning for housing instructional programs and student enrollments involves analysis of existing plant capacities, specification of capacity needs, and recommendations for remodeling, renovation, and new construction to meet the needs. Summaries of the five-year plan for housing programs and projected enrollments of Okaloosa-Walton Community College are presented by site in **Exhibit 150: Summary of Student Stations**.

Educational plant capacity is defined as the number of capital outlay full-time-equivalent students which can be accommodated by the plant in regular instructional programs. Assessment of capacity requires consideration of several factors: kinds of educational programs in which students are enrolled, types of space in which different kinds of students receive instruction, number of student stations available in each type of space, and utilization criteria for rooms and student stations.

Specifically, all students receive instruction in general classrooms, nonvocational students in nonvocational laboratories, and vocational students in vocational laboratories. In the exhibit, capital outlay full-time-equivalent student enrollment and number of student stations both are distributed appropriately among the three instructional space categories.

Exhibit 150

College: OKALOOSA-WALTON COMMUNITY COLLEGE

Site : No. 1: Main Campus

SUMMARY OF STUDENT STATIONS

SPACE CATEGORY	GENERAL CLASSROOMS	NON-VOCATIONAL	PHYSICAL EDUCATION	VOCATIONAL
FACILITIES LIST:				
1998-99 CO-FTE To Be Housed	2,810	1,948	0	882
Utilization Index Percent *	0.3704	0.2083	1.0000	0.4902
Student Station Allocation	1,041	406	0	423
1998-99 Facilities List	1,050	472	0	628
Facilities List Over or (Under)	9	66	0	205
INVENTORY:				
Existing Student Stations In Inventory	815	451	0	408
Student Stations - Construction	0	0	0	0
Student Stations - Remodeling	226	0	0	88
Student Stations - Renovation	0	0	0	0
Stations Only For Program **	0	0	0	0
Survey Recommended Stations	1,041	451	0	496
Utilization Index *	2.7000	4.8000	1.000	2.040
CO-FTE Housed	2,811	2,165	0	1,012

* Indexes and reciprocals are for site with 2,500 or more CO-FTE.

** Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

Note: Capacity defined as number of CO-FTE students that can be housed by plant in instructional activities. Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

College: OKALOOSA-WALTON COMMUNITY COLLEGE

Site : No. 2: Chautauqua Spec Purp Ctr

SUMMARY OF STUDENT STATIONS

SPACE CATEGORY	GENERAL CLASSROOMS	NON-VOCATIONAL	PHYSICAL EDUCATION	VOCATIONAL
FACILITIES LIST:				
1998-99 CO-FTE To Be Housed	260	187	0	73
Utilization Index Percent *	0.4040	0.2381	1.0000	0.4902
Student Station Allocation	105	45	0	36
1998-99 Facilities List	120	60	0	64
Facilities List Over or (Under)	15	15	0	28
INVENTORY:				
Existing Student Stations In Inventory	176	27	0	39
Student Stations - Construction	0	15	0	0
Student Stations - Remodeling	(104)	3	0	(24)
Student Stations - Renovation	0	0	0	0
Stations Only For Program **	0	0	0	0
Survey Recommended Stations	72	45	0	15
Utilization Index *	2.4750	4.2000	1.000	2.040
CO-FTE Housed	178	189	0	31

* Indexes and reciprocals are for site with fewer than 2,500 CO-FTE.

** Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

Note: Capacity defined as number of CO-FTE students that can be housed by plant in instructional activities. Stations associated with recommendations to meet program needs beyond station allocation are excluded from survey recommended stations.

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In addition, utilization criteria for each space category specify expected weekly hours of room use, percentage of student station use, and average weekly contact hours of students. In the exhibit, utilization indexes which combine category criteria are used to transform student stations into capacity and, conversely, utilization index reciprocals are used to convert capacity into student stations.

Explicit information related to the summary exhibit is provided throughout the survey report. Projection of 1998-99 capital outlay full-time-equivalent student enrollment is explained in **Exhibits 310 and 320** of **Section 5**. Educational programs are listed in **Exhibit 130** of **Section 6**. Utilization criteria are given in **Section 3**. Existing student stations are listed in **Exhibit 140** of **Section 7**. Recommendations for remodeling, renovation, and new construction are included in **Section 10**.

Personnel and Services: Facility planning for housing faculty, staff, and administrators, and auxiliary and ancillary services involves assessment of present plants, identification of future needs, and recommendations for remodeling, renovation and new construction to meet the needs. Summaries of the five year plan for accommodating the personnel and auxiliary and ancillary services of Okaloosa-Walton Community College are presented by site in **Exhibit 160: Existing and Recommended Square Footage**. The exhibit also provides summaries of the plan for housing instructional programs and student enrollments, given in terms of square footages instead of student stations.

Specific information related to the summaries in **Exhibit 160** is provided in other sections of the survey report. Square footage allocations by space category by site are shown in **Exhibit 130 of Section 6**. Auxiliary and ancillary facilities are defined and described in **Section 7**. Existing aggregate square footages by category by site are given in **Exhibit 340** of Section 7. Recommendations for remodeling, renovation, and new construction are included in **Section 10**.

College: OKALOOSA-WALTON COMMUNITY COLLEGE

Site : No. 1: Main Campus

SUMMARY OF EXISTING AND RECOMMENDED SQUARE FOOTAGE

SPACE CATEGORY	1998-99 SPACE ALLOCATION	EXISTING INVENTORY SPACE	SPACE DEFICIT OR SURPLUS	RECOMMENDED CHANGE-NSF		SURVEY RECOMMENDED SPACE
				Construction	Remodeling	
INSTRUCTIONAL SPACES:						
Classrooms	29,400	21,234	(8,166)	0	6,328	27,562
Nonvocational Spaces	32,300	30,068	(2,232)	0	0	30,068
Physical Education	17,860	30,948	13,088	0	0	30,948
Vocational Spaces	71,842	38,721	(33,121)	0	9,254	47,975
Subtotal	151,402	120,971	(30,431)	0	15,582	136,553
ACADEMIC SUPPORT:						
Library	22,659	14,440	(8,219)	22,147	(13,928)	22,659
Audiovisual	6,677	1,696	(4,981)	7,189	(2,208)	6,677
Auditorium/Exhibition	8,430	36,113	27,683	0	0	36,113
Subtotal	37,766	52,249	14,483	29,336	(16,136)	65,449
STUDENT SERVICES:	21,075	13,756	(7,319)	6,765	554	21,075
INSTITUTIONAL SUPPORT:						
Office	35,322	36,457	1,135	0	0	36,457
Support Services	12,278	13,738	1,460	0	0	13,738
Custodial Services	3,091	0	(3,091)	0	0	0
Sanitation:						
* Student Restrooms	4,215	4,215	0	0	0	4,215
* Staff/Public Restrooms	703	703	0	0	0	703
Subtotal	55,609	55,113	(496)	0	0	55,113
ELECTRIC/HVAC EQUIPMENT	15,951	0	(15,951)	0	0	0
TOTAL NET SQUARE FEET	281,803	242,089	(39,714)	36,101	0	278,190
NET-TO-GROSS DIFFERENCE	95,813	101,774	5,961	15,177	0	116,951
TOTAL GROSS SQUARE FEET	377,616	343,863	(33,753)	51,278	0	395,141

* Existing Inventory Space for Sanitation not available - derived from 1998-99 Space Allocation.

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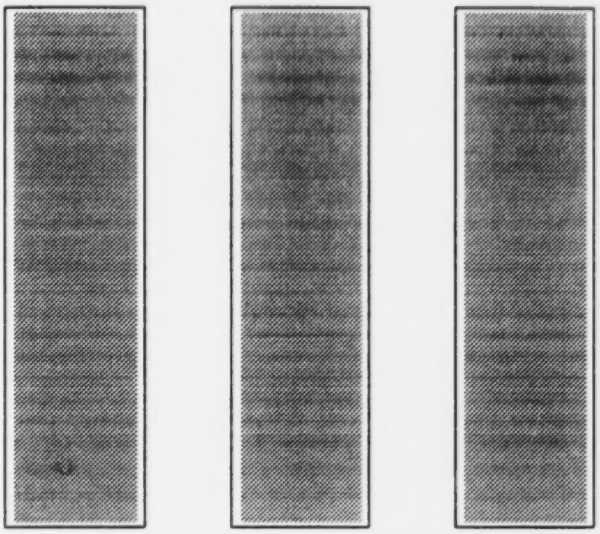
College: OKALOOSA-WALTON COMMUNITY COLLEGE

Site : No. 2: Chautauqua Spec Purp Ctr

SUMMARY OF EXISTING AND RECOMMENDED SQUARE FOOTAGE

SPACE CATEGORY	1998-99 SPACE ALLOCATION	EXISTING INVENTORY SPACE	SPACE DEFICIT OR SURPLUS	RECOMMENDED CHANGE-NSF		SURVEY RECOMMENDED SPACE
				Construction	Remodeling	
INSTRUCTIONAL SPACES:						
Classrooms	3,300	4,856	1,556	0	(2,756)	2,100
Nonvocational Spaces	3,100	1,308	(1,792)	775	741	2,824
Physical Education	0	0	0	0	0	0
Vocational Spaces	4,651	2,482	(2,169)	0	1,182	3,664
Subtotal	11,051	8,646	(2,405)	775	(833)	8,588
ACADEMIC SUPPORT:						
Library	3,049	1,600	(1,449)	55	1,394	3,049
Audiovisual	553	500	(53)	53	0	553
Auditorium/Exhibition	780	600	(180)	180	0	780
Subtotal	4,382	2,700	(1,682)	288	1,394	4,382
STUDENT SERVICES:	1,950	1,425	(525)	197	328	1,950
INSTITUTIONAL SUPPORT:						
Office	3,268	2,576	(692)	1,224	(532)	3,268
Support Services	1,033	0	(1,033)	1,033	0	1,033
Custodial Services	286	0	(286)	0	(981)	(981)
Sanitation:						
* Student Restrooms	390	390	0	0	887	1,277
* Staff/Public Restrooms	65	65	0	0	0	65
Subtotal	5,042	3,031	(2,011)	2,257	(626)	4,662
ELECTRIC/HVAC EQUIPMENT	1,346	0	(1,346)	0	(263)	(263)
TOTAL NET SQUARE FEET	23,771	15,802	(7,969)	3,517	0	19,319
NET-TO-GROSS DIFFERENCE	8,082	6,643	(1,439)	1,479	0	8,122
TOTAL GROSS SQUARE FEET	31,853	22,445	(9,408)	4,996	0	27,441

* Existing Inventory Space for Sanitation not available – derived from 1998-99 Space Allocation.



SECTION 9

ANALYSIS

OF

CAPITAL OUTLAY FINANCES

The survey team developed a comprehensive plan for meeting the educational plant needs of the college for the succeeding five-year period. During the planning process, they evaluated needs for site acquisition, development, and improvement, remodeling, renovation, and new construction. Implementation of the complete plan for Okaloosa-Walton Community College as set forth in the survey recommendations included in **Section 10** was estimated to cost $14,668,904.

Financial capacity for accomplishing the plan depends upon the amount of future revenues made available to the college as well as obligations previously incurred. Thus, revenue sources accessible for capital outlay expenditure are discussed below. In addition, the indebtedness of the college during the period of the survey for state board of education capital outlay bonds is displayed in **Exhibit 210: Schedule of ... Bond Issues and Debt Requirement**. Finally, further information regarding the recent financial position of the college is found in **Exhibit 220: Capital Outlay Expenditures by Fund Source** and **Exhibit 230: Capital Outlay Expenditures by Project Type**. Capital outlay expenditure patterns by fund source and by project type are traced for the preceding five-year period.

Revenue Sources for Capital Outlay: College capital outlay projects may be financed from federal, state, and local fund sources. The primary sources of funds for Florida community colleges are state revenues provided for in Section 9(a)(2) and Section 9(d) of Article XII of the State Constitution, as amended.

Under the provisions of the Public Education Bond Amendment, Section 9(a)(2), Article XII, State Constitution, as amended, proceeds of revenues derived from gross receipts taxes for utility

services are placed in the Public Education Capital Outlay and Debt Service Trust fund. Revenues, interest, and proceeds derived from the sale of public education capital outlay bonds issued by the State Board of Education are used to finance capital projects for the state system of public education as authorized by the Legislature. Funds accruing under this section commonly are referred to as public education capital outlay (PECO).

Each year the Legislature allocates funds from the Public Education Capital Outlay and Dept Service Trust Fund appropriation to various boards in the state system of public education. Pursuant to Section 235.41, F.S., the Commissioner of Education submits a comprehensive capital outlay budget request for all boards to the Legislature. In accordance with Section 235.435(1)(a), F.S., each college board of trustees annually receives an allocation for remodeling, renovation, maintenance, repairs, and site improvement for existing satisfactory facilities. In addition, under the provisions of Section 235.435(4)(a), F.S., the boards of trustees receive funds for projects based on a three-year priority list for the entire state community college system included in the legislature budget request.

Under the provisions of the School Capital Outlay Amendment, Section 9(d), Article XII, State Constitution, as amended, the first proceeds of revenues derived from the licensing of motor vehicles are placed in the Capital Outlay Bonds and Debt Service Fund and distributed annually among the school districts and college districts in the ratio of the number of instructional units in each district. Thus each district receives funds each year. After adoption of a resolution by the college board of trustees requesting issuance of capital outlay bonds against revenues accruing to the college district, the State Board of Education is authorized to issue bonds for and on behalf of the district. Funds accruing under this section commonly are referred to as capital outlay and debt service (CO&DS).

Revenues, interest, and proceeds derived from the sale of capital outlay bonds are used to finance capital projects in the order of priority of need based on recommendations in the current educational plant survey. The order of priority for expenditure of funds is established by the Board of Trustees in accordance with Rule 6A-2.0206, FAC, and approved by the State Board of Education.

Exhibit 210

College: OKALOOSA-WALTON COMMUNITY COLLEGE

SCHEDULE OF STATE BOARD OF EDUCATION BOND ISSUES AND DEBT REQUIREMENT

Year	Name of Issue	SERIES OF ISSUE	AMOUNT OF ISSUE	UNRETIRED PRINCIPAL 7/1/94	DEBT SERV OBLIGATION 7/1/94 THRU 6/30/99	UNRETIRED PRINCIPAL 7/1/99
1974	1974-A SBE COBI Bonds	1974- A	$780,000	$75,000	$78,938	$0
1977	1977-A SBE COBI Bonds	1977-A	$300,000	$85,000	$96,000	$0
	Totals		$1,080,000	$160,000	$174,938	$0

SOURCE: Department of Education, Office of Educational Facilities, Educational Facilities Budgeting and Financial Management Section, "State Board of Education Bond Maturity Schedules".

Exhibit 220

College: OKALOOSA-WALTON COMMUNITY COLLEGE

Site : No. 1: Main Campus

CAPITAL OUTLAY EXPENDITURES BY FUND SOURCE FROM 1988-89 THROUGH 1992-93

FUND SOURCE	1988-89	1989-90	1990-91	1991-92	1992-93
PUBLIC EDUCATION BOND AMENDMENT (PECO)					
Correction Of Fire Safety Deficiencies	$0.00	$0.00	$0.00	$0.00	$0.00
Modification For Physically Handicapped	0.00	0.00	0.00	0.00	0.00
Correction of Safety-To-Life Deficiencies	0.00	0.00	0.00	0.00	0.00
Removal Of Asbestos	0.00	0.00	8,328.00	89,674.00	1,034.00
Remodeling, Renovation, Maintenance, Repair, and Site Improvement	80,452.00	471,305.00	647,514.00	1,891,453.00	2,177,761.00
New Construction	605,638.00	372,777.00	2,558,530.00	7,834,809.00	2,540,267.00
Library, Books and Films	0.00	0.00	0.00	0.00	0.00
SCHOOL CAPITAL OUTLAY AMENDMENT (CO&DS)					
Revenue Flowthrough And Interest	29,500.00	270,919.00	25,789.00	93,531.00	177,764.00
Bond Proceeds, SBE Capital Outlay Bonds	0.00	0.00	0.00	0.00	0.00
STATE GENERAL REVENUE	335,532.00	560,232.00	300,398.00	315,718.00	800,513.00
LOCAL FUNDS	74,424.00	5,753.00	61,185.00	103,034.00	163,603.00
FEDERAL FUNDS	111,844.00	186,744.00	100,132.00	105,239.00	266,837.00
Totals	$1,237,390.00	$1,867,730.00	$3,701,876.00	$10,433,458.00	$6,127,779.00

SOURCE: Amounts from the Annual Financial Reports issued by the Accounting Offices of the college.

College: OKALOOSA-WALTON COMMUNITY COLLEGE
Site : No. 1: Main Campus

CAPITAL OUTLAY EXPENDITURES BY PROJECT TYPE FROM 1988-89 THROUGH 1992-93

TYPE EXPENDITURE	1988-89	1989-90	1990-91	1991-92	1992-93
Planning	$94,694.00	$0.00	$0.00	$95,757.00	$21,280.00
Land Acquisition	55,763.00	0.00	0.00	100,640.00	0.00
Building Construction	510,944.00	372,777.00	2,558,530.00	7,739,052.00	2,518,967.00
Furniture And Equipment	332,163.00	927,770.00	382,259.00	1,073,616.00	1,568,565.00
Remodeling, Renovation, Maintenance And Repair	96,618.00	376,301.00	207,878.00	931,765.00	1,004,968.00
Other Structures & Improvements *	17,012.00	16,961.00	407,512.00	309,068.00	586,035.00
Library Books And Films	130,196.00	173,921.00	144,697.00	183,560.00	427,954.00
Totals	$1,237,390.00	$1,867,730.00	$3,700,876.00	$10,433,458.00	$6,127,769.00

SOURCE: Amounts from the Annual Financial Reports of the Accounting Offices of the college.

NOTE: Definitions of asset classifications Accounting Manual For Florida's Public Community Colleges. Site development and site improvement are included under Other Structures and Improvements asset classsification.

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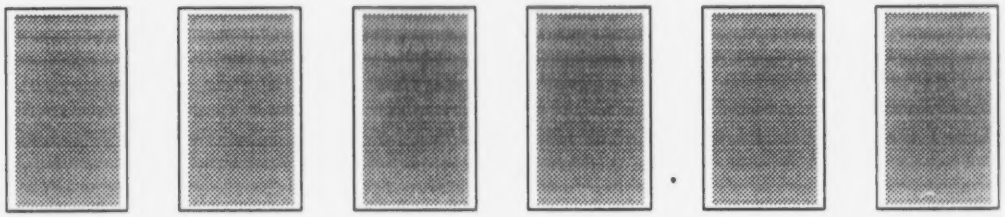

SECTION 10

RECOMMENDATIONS

FOR

EDUCATIONAL PLANTS

OKALOOSA-WALTON COMMUNITY COLLEGE

RECOMMENDATIONS FOR EDUCATIONAL PLANTS

FOR

OKALOOSA-WALTON COMMUNITY COLLEGE

The comprehensive five-year plan for meeting the educational plant needs of Okaloosa-Walton Community College is specified in the list of recommendations formulated by the survey team. The plan provides for housing the educational program, student population, faculty, administrators, staff, and auxiliary and ancillary services of the college district.

Survey recommendations establish the need for community college facilities (Section 240.327(1), F.S.). Recommended items are the basic components of projects used in developing long-range plans for educational plants and auxiliary and ancillary facilities (Section 235.16, F.S.), in adopting capital outlay budgets (Section 235.18, F.S.), and in submitting three-year plans for the Commissioner's annual legislative capital outlay budget request (Section 235.41, F.S.).

Survey recommendations are required for all remodeling, renovation, and new construction projects included in the three-year priority list for legislative funding, prepared by the State Board of Community Colleges for the budget request (Section 235.435(4)(a), F.S.).

The recommendations also furnish the foundation for the proposed building program (project priority list), with projects listed in the order of priority of need (Rule 6A-2.0206, FAC), submitted by the Board of Trustees through the Office of Educational Facilities to the State Board of Education for approval (Rule 6A-2.0207, FAC).

Recommendations can be made for sites which have officially been designated by the State Board of Education as a campus, center, or special purpose center. Recommendations for any leased sites and facilities are made in accordance with the provisions of Section 235.055,.056, F.S., and Rule 6A-2.029, FAC.

Recommendations are grouped by site according to the classifications of site acquisition, development, and improvement, remodeling, renovation, and new construction, as defined in Section 235.011, F.S. Cost estimates included with recommendations were current at the time of the survey. Estimates for remodeling, renovation, and construction were derived from the gross square foot cost of construction used in the legislative capital outlay budget request for the fiscal year in which the survey was conducted.

However, the cost estimates are not part of the recommendations. They are added to provide a general idea of anticipated costs and are not accurate estimates for particular projects. At the point in time when recommendations are combined to plan specific projects, the college needs to have professional estimators prepare actual cost estimates appropriate for those projects.

At the end of the list, six standard recommendations are given for collegewide application, as needed. They address general categories of physical plant need which are likely to occur across time. No cost estimates are included with these recommendations.

The summary, below, shows the square foot costs and the collegewide cost estimates for each of the recommendation categories.

Recommendation Category	Square Foot Cost	Estimated Cost
Site Acquisition		$ 0
Site Development		0
Site Improvement		1,513,200
Remodeling	$ 59.74	1,545,115
Renovation	39.83	4,886,973
New Construction	119.48	6,723,616
	Estimated Total Cost	$ 14,668,904

RECOMMENDATIONS

College: OKALOOSA-WALTON COMMUNITY COLLEGE

Site : No. 1: Main Campus

SITE IMPROVEMENT

1.01. Renovate perimeter drive, including redesign of parking lot entrances and exits to improve traffic flow.

Estimated Cost: $ 80,000

1.02. Construct curbing for parking areas campuswide.

Estimated Cost: $ 7,000

1.03. Renovate street lighting for proper illumination.

Estimated Cost: $ 15,000

1.04. Renovate college identification signs on Highways 85 and 285; to include proper illumination.

Estimated Cost: $ 50,000

1.05. Construct 415 auto parking spaces; with hard surface, positive drainage, and illumination.

Estimated Cost: $ 415,000

1.06. Complete construction of campuswide covered walkways.

Estimated Cost: $ 85,000

1.07. Renovate lighting campuswide for the improvement of security capabilities.

Estimated Cost: $ 52,000

1.08. Renovate exterior signage to bring into conformity with applicable codes and ADA requirements.

Estimated Cost: $ 40,000

1.09. Renovate, as an emergency priority, campuswide electrical grounding and surge protection, including development of a new electrical distribution map.

Estimated Cost: $ 208,000

1.10. Renovate campuswide transformer stations and oil cutoff switches.

Estimated Cost: $ 15,000

1.11. Renovate campuswide lift stations; to include sewage manhole connecting pipes.

Estimated Cost: $ 65,000

1.12. Renovate campuswide irrigation system; to include pumps and controls.

Estimated Cost: $ 55,000

1.13. Renovate cooling towers campuswide.

Estimated Cost: $ 247,500

1.14. Renovate energy management system to accommodate state-of-the-art electronic management of chilled water flow and campus light controls.

Estimated Cost: $ 22,000

1.15. Complete construction of vehicle maintenance and parking facility to accommodate all campus vehicles.

Estimated Cost: $ 25,000

Total Site Improvement: $ 1,381,000

REMODELING

1.16. Remodel Facility 50 - Learning Resources; Rooms E100, E100D, E101, E107, E112, E113, E114, E131, E146, E201, E202, E206; as classroom facilities and service areas; use codes 110,115; PLUS 226 student stations; 6328 NSF; as two (2) secretarial occupations (medical secretary) laboratory suites; use codes 210, 215; PLUS 48 student stations; 2984 NSF; as two (2) environmental science laboratory suites; use codes 210, 212, 215; PLUS 40 student stations; 6270 NSF; and as student services facilities and service areas; use code 650; zero student stations; 554 NSF; total 16136 NSF.

Estimated Cost: $ 963,965

Total Remodeling: $ 963,965

RENOVATION

1.17. Renovate campuswide fire and security systems; to include installation of state-of-the-art electronic monitoring and intruder alarm systems.

Estimated Cost: $ 200,000

1.18. Renovate campuswide, pursuant to definitions in Sec. 235.011 (17), F.S., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; to include state-of-the-art electronic energy management systems and energy efficient window and window screening systems.

Estimated Cost: $ 600,000

1.19. Renovate campuswide utilities and facilities systems, pursuant to definitions in Sec. 235.011 (17), F.S., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; to include HVAC, mechanical, structural, electrical, plumbing, building exteriors, and elevator systems.

Estimated Cost: $ 3,300,000

1.20. Renovate, pursuant to definitions in Sec. 235.011 (17), F.S., and Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Facility 40 - Science; Rooms D102, D103, D104, D105, D107, D108, D109, D116, D117, D118, D119, D126, D127, D129, D131, D132; 7893 NSF.

Estimated Cost: $ 314,378

1.21. Renovate, pursuant to definitions in Sec. 235.011 (17), F.S., and provisions of Rule 6A-2, Part III, Sec. A, FAC, State Uniform Building Code; Facility 110 - College Mall; Rooms K100, K100A, K108, K109, K110, K112, K113, K114, K121, K125, K126, K130, K130A, K130B, K131, K132, K133, K134, K135, K136, K136A, K166, K167, K168, K169; 5910 NSF.

Estimated Cost: $ 235,395

1.22. Renovate campuswide lock system; to include re-keying of all interior and exterior locks.

Estimated Cost: $ 70,000

Total Renovation: $ 4,719,773

NEW CONSTRUCTION

1.23. Construct library facilities and service areas; use codes 410, 420, 430, 440, 455; zero student stations; 22147 NSF; 31458 GSF.

Estimated Cost: $ 3,758,602

1.24. Construct audio-visual facilities and service areas; use codes 530, 535; zero student stations; 7189 NSF; 10211 GSF.

Estimated Cost: $ 1,220,010

1.25. Construct student services facilities and service areas; use codes 630, 635, 650, 655, 660, 665, 670, 675, 680, 685, 690, 810, 830, 850, 895; 6765 NSF; 9609 GSF.

Estimated Cost: $ 1,148,083

Total New Construction: $ 6,126,695

Total Site 1: $ 13,191,433

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RECOMMENDATIONS

College: OKALOOSA-WALTON COMMUNITY COLLEGE

Site : No. 2: Chautauqua Spec Purp Ctr

SITE IMPROVEMENT

2.01. Renovate interior and exterior signage to bring into conformance with applicable codes and ADA requirements.

Estimated Cost: $ 10,000

2.02. Construct earthen berm and related sitework to provide erosion control on west side of property.

Estimated Cost: $ 122,200

Total Site Improvement: $ 132,200

REMODELING

2.03. Remodel Facility 500 - Chautauqua Neighborhood Center (CNC); Rooms N100, N100A, N101, N101A, N102, N102A, N103, N104, N105, N109, N112; as library facilities and service areas; use codes 430, 435; zero student stations; 1394 NSF; as office facilities; use codes 310, 315; zero student stations; 100 NSF; total 1494 NSF.

Estimated Cost: $ 89,252

2.04. Remodel Facility 500 - CNC; Rooms N106, N110; as sanitation facilities; use code 30; zero student stations; 446 NSF.

Estimated Cost: $ 26,644

2.05. Remodel Facility 500 - CNC; Rooms N116, N118, N126, N203, N205; as office facilities and service areas; use codes 310, 315; zero student stations; 752 NSF; and as circulation; use code 20; zero student stations; 48 NSF; total 800 NSF. (Remodeling Room N203; use code 210 vocational; LESS 8 student stations.)

Estimated Cost: $ 47,792

2.06. Remodel Facility 500 - CNC; Rooms N123, N124, N125, N206; as sanitation facilities; use code 30; zero student stations; 263 NSF.

Estimated Cost: $ 15,712

2.07. Remodel Facility 500 - CNC; Room N201; as word processing laboratory suite; use codes 210, 215; PLUS 12 student stations; 910 NSF. (Remodeling Room N201; use code 210 vocational; LESS 20 student stations.)

Estimated Cost: $ 54,363

2.08. Remodel Facility 500 - CNC; Rooms N131, N132, N143, N301, N302; as student services facilities; use codes 630, 635; zero student stations; 553 NSF; and as circulation space; use code 20; zero student stations; 280 NSF; total 833 NSF. (Remodeling Room N301; use code 220 non-vocational; LESS 12 student stations.)

Estimated Cost: $ 49,763

2.09. Remodel Facility 500 - CNC; Rooms N136, N137, N138, N138A, N147; as child care suite; use codes 30, 590; zero student stations; 1646 NSF; and as circulation space; use code 20; zero student stations; 178 NSF; total 1824 NSF. (Remodeling Rooms N137, N147; use code 110; LESS 66 student stations.)

Estimated Cost: $ 108,966

2.10. Remodel Facility 500 - CNC; Rooms N141, N142; as adult basic education laboratory suite; use codes 220, 225; PLUS 15 student stations; 1376 NSF. (Remodeling Room N141; use code 110; LESS 38 student stations.)

Estimated Cost: $ 82,202

2.11. Remodel Facility 500 - CNC; Rooms N144, N145, N146; as business data processing laboratory suite; use codes 210, 215; PLUS 18 student stations; 1734 NSF; and as circulation space; use code 20; zero student stations; 48 NSF; total 1782 NSF. (Remodeling Rooms N145, N146; use codes 210, 220 vocational; LESS 26 student stations.)

Estimated Cost: $ 106,457

Total Remodeling: $ 581,151

RENOVATION

2.12. Renovate Facility 500 - CNC; HVAC system, to include high efficiency chiller, air handlers, VAV boxes, and programmable

controls connected to main campus energy management system.

Estimated Cost: $ 45,000

2.13. Renovate, pursuant to definitions in Sec. 235.011 (17), F.S., and provisions of Rule 6A-2, Part III, Sec. A. FAC, State Uniform Building Code; Facility 500; to include acoustics, illumination, and security and communication systems; 10127 NSF.

Estimated Cost: $ 122,200

Total Renovation: $ 167,200

NEW CONSTRUCTION

2.14. Construct developmental reading laboratory suite; use codes 220, 225; PLUS 15 student stations; 775 NSF; 1101 GSF.

Estimated Cost: $ 131,547

2.15. Construct library facilities and service areas; use codes 410, 420, 430, 440, 455; zero student stations; NSF; 78 GSF.

Estimated Cost: $ 9,319

2.16. Construct audio-visual facilities and service areas; use codes 530, 535; zero student stations; 553 NSF; 785 GSF.

Estimated Cost: $ 8,961

2.17. Construct auditorium/exhibition facilities and service areas; use codes 610, 615, 620, 625; zero student stations; 780 NSF; 1108 GSF.

Estimated Cost: $ 30,587

2.18. Construct student services facilities and service areas; use codes 630, 635, 650, 655, 660, 665, 670, 675, 680, 685, 690, 810, 830, 850, 895; zero student stations; 197 NSF; 280 GSF.

Estimated Cost: $ 33,454

2.19. Construct office facilities and service areas; use codes 310, 315, 350, 355; zero student stations; 1224 NSF; 1739 GSF.

Estimated Cost: $ 207,776

2.20. Construct support services facilities and service areas; use

codes 580, 585, 630, 635, 650, 655, 680, 685, 690, 710, 715, 720, 725, 730, 735, 740, 745; zero student stations; 1033 NSF; 1467 GSF.

Estimated Cost: $ 175,277

Total New Construction: $ 596,921

Total Site 2: $ 1,477,471

Total Collegewide: $ 14,668,904

Standard Collegewide Recommendations

SR.01. Provide custodial services facilities as prescribed in Rule 6A-2.038(2)(3), Florida Administrative Code.

SR.02. Provide sanitation facilities for serving students, faculty, staff, and the general public as required in Rule 6A-2.068,.069, Florida Administrative Code.

SR.03. Correct deficiencies related to safety, health, and sanitation as identified in Rule 6A-2, Part III, Section B, Florida Administrative Code, and as listed in the annual comprehensive safety inspection report of existing facilities, submitted by the college to the Office of Educational Facilities.

SR.04. Replace defective roofs and roofing membranes, except those of unsatisfactory buildings, described in this survey report as scheduled for demolition or termination, in accordance with Rule 6A-2.0205(8), Florida Administrative Code.

SR.05. Modify facilities, recommended for continued use in this survey report, to comply with the requirements of the Americans with Disabilities Act of 1990, Public Law 101-336, pursuant to the "Florida Americans with Disabilities Accessibility Implementation Act," Sections 553.501-553.513, Florida Statutes.

SR.06. Replace or purchase additional furnishings and equipment, for facilities recommended for continued use in this survey report, as provided for in Rule 6A-2.0205(5), Florida Administrative Code.

State of Florida
Department of Education
Tallahassee, Florida
Doug Jamerson, Commissioner
Affirmative action/equal opportunity employer

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